



## STATEMENT OF INFORMATION

Prepared on 21 Aug 2019

Kate McGlone

P 97468899

M 0401853244

E kmcglone@ypa.com.au

Section 47AF of the Estate Agents Act 1980

### LAND Offered for Sale

5 Growth Drive Weir Views VIC 3338



### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$229,000 & \$249,000

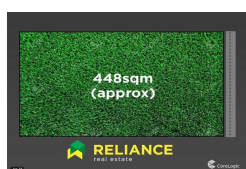



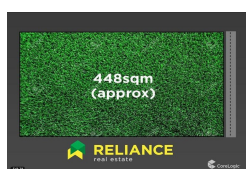



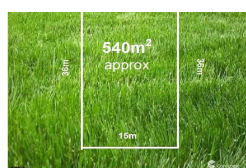



### Median Sale Price

\$235,000 Lands in Weir views between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

### Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>4 Bluff Avenue Weir Views VIC 3338</b>	Sold Price	<b>\$245,000</b>	Sold Date	<b>21-Jan-19</b>
	 4  2  2			Distance	<b>0.36km</b>
	<b>21 Bluff Avenue Weir Views VIC 3338</b>	Sold Price	<b>\$240,000</b>	Sold Date	<b>06-Mar-19</b>
	 4  2  -			Distance	<b>0.51km</b>
	<b>20 Waterway Boulevard Weir Views VIC 3338</b>	Sold Price	<b>\$260,000</b>	Sold Date	<b>25-Jun-19</b>
	 4  2  2			Distance	<b>0.54km</b>

RS = Recent sale

UN = Undisclosed Sale

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